



2,065 SF Nicely Improved Office Space

Property Highlights

- End cap unit consisting of 2,065 SF second floor office space.
- Ample natural light
- 6 private offices - 3 with skylights, 3 with exterior windows, reception area, boardroom, kitchenette & file storage
- Pylon signage opportunities
- Excellent exposure onto Argyll Road with excellent access to 91st Street, 99th Street, Calgary Trail & Gateway Boulevard



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**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower
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www.cwedm.com

Property Details

Municipal Address: #201, 9403 63 Avenue
Edmonton, AB

Legal Description: Plan 7620173, Block 4, Lot 17D

Zoning: IM - Medium Industrial

Neighbourhood: Rosedale Industrial

Built: 1979

Size: 2,065 SF

Utilities: Direct by Tenant

Lease Rate: \$13.50 per SF

Operating Costs: \$4.25 per SF

Aerial



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Property Photos



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